

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-105C
Date Filed: 9-11-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1675 Kimberly Road, S.W.**, be changed from the R-1 (Single-family Residential) District to the R4B (Single-family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 30 of the 14th ff District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 30,
14TH DISTRICT OF FULTON COUNTY, GEORGIA, CONTAINING 48.47 ACRES,
MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

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TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A NAIL FOUND
AT THE INTERSECTION OF THE CENTERLINE OF KIMBERLY ROAD (60 FOOT
RIGHT OF WAY) AND THE CENTERLINE OF MELVIN DRIVE (50 FOOT RIGHT
OF WAY) RUN THENCE NORTH 75 DEGREES 09 MINUTES 21 SECONDS WEST
30.58 FEET TO A NAIL FOUND ON THE WESTERN RIGHT OF WAY OF
KIMBERLY ROAD AND THE **TRUE POINT OF BEGINNING**;

RUNNING THENCE NORTH 02 DEGREES 16 MINUTES 55 SECONDS EAST
666.82 FEET TO A CALCULATED POINT IN ROCK;

RUNNING THENCE NORTH 83 DEGREES 48 MINUTES 28 SECONDS WEST
854.67 FEET TO AN IRON PIN FOUND;

RUNNING THENCE SOUTH 21 DEGREES 30 MINUTES 30 SECONDS WEST
245.63 FEET TO AN OPEN TOP PIPE;

RUNNING THENCE SOUTH 21 DEGREES 30 MINUTES 30 SECONDS WEST
715.79 FEET TO A ½ INCH REBAR IN TREE;

RUNNING THENCE NORTH 89 DEGREES 12 MINUTES 39 SECONDS WEST,
495.17 FEET TO A ½ INCH REBAR

RUNNING THENCE SOUTH 00 DEGREES 59 MINUTES 57 SECONDS WEST
759.51 FEET TO A ½ INCH REBAR FOUND AT THE IRON PIN SET AT THE
SOUTHWESTERN CORNER OF SAID LAND LOT 30;

RUNNING THENCE ALONG THE NORTHERN LINE OF SAID LAND LOT 30
SOUTH 87 DEGREES 52 MINUTES 21 SECONDS EAST 1,510.94 FEET TO A ½
INCH REBAR FOUND ON THE WESTERN RIGHT OF WAY LINE OF KIMBERLY
ROAD (60-FOOT RIGHT-OF-WAY);

RUNNING THENCE IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF
WAY AND FOLLOWING THE CURVATURE THEREOF 438.46 FEET ALONG THE
ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 893.93 FEET, SAID
ARC BEING SUBTENDED BY A CHORD BEARING NORTH 14 DEGREES 07
MINUTES 50 SECONDS EAST 434.08 FEET TO A POINT;

CONTINUING THENCE ALONG SAID RIGHT OF WAY NORTH 01 DEGREE 59
MINUTES 46 SECONDS EAST 61.89 FEET TO A ½ INCH REBAR;

CONTINUING THENCE ALONG SAID RIGHT OF WAY NORTH 01 DEGREE 59 MINUTES 46 SECONDS EAST 239.30 FEET TO A POINT;

CONTINUING THENCE ALONG SAID RIGHT OF WAY IN A NORTHEASTERLY DIRECTION AND FOLLOWING THE CURVATURE THEREOF ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 231.88 FEET, HAVING A RADIUS OF 530.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 14 DEGREES 30 MINUTES 30 SECONDS EAST 230.04 FEET TO THE NAIL FOUND AT THE **TRUE POINT OF BEGINNING**.

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Bureau of
Planning

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